



Office of the Town Manager
Town Hall
4 Boltwood Avenue
Amherst, MA 01002

Laurence Shaffer, Town Manager
Phone: (413) 259-3002
Fax: (413) 259-2405
Email: townmanager@amherstma.gov

PRESS RELEASE

TOWN OF AMHERST

Amherst Signs Pre-Option Agreement for Professional Research Park
January 28, 2010
9:00 AM

On Tuesday, January 26, 2010, Laurence Shaffer, Town Manager of the Town of Amherst, executed a Pre-Option Agreement with Bruce Patterson, Trustee of the Patterson Nominee Trust. The Pre-Option Agreement grants the Town the right to enter into an Option Agreement and ultimately to lease approximately 59.635 acres of land located in North Amherst, zoned Professional Research Park. The Town of Amherst will obtain control the subject property in order to study the potential development of the site and to attract a project of suitable size and nature to the site, with the goal of substantially increasing the tax base for Amherst. The Pre-Option Agreement defines the terms upon which a subsequent Option Agreement and a Lease may be entered into between the Town and the owner.

The Pre-Option Agreement calls for the following activities:

1. The Town Manager will seek Town Meeting approval to enter into an Option Agreement.
2. The cost of the Pre-Option Agreement is one (\$1.00) dollar.
3. The Town has until September 1, 2010 to enter into the Option Agreement.

The Option Agreement, if authorized by Town Meeting, will be entered into by the Town under the following conditions:

1. Option price is forty thousand (\$40,000.00) dollars for the first year
2. Town has the right to extend the Option for two (2) more years for an additional payment of forty thousand (\$40,000.00) dollars per year.
3. The Town has the right to conduct studies during the option period and to market the property.
4. Owner will cooperate with the Town in designating the site as a "Priority Development Site."

The Ground Lease, if entered into by the Town, contains the following provisions:

1. The term of the lease is twenty five (25) years, with the Town having the right to extend the term for seven (7) periods of ten (10) years each, for a total term of ninety-five (95) years.
2. Base rent is four hundred and fifteen thousand (\$415,000.00) dollars per year, which increases annually with increases in the Consumer Price Index (CPI). Base rent also increases if the total interior building space exceeds 500,000 square feet.
3. The lease can be transferred without undue limitation.
4. The Town has an option to purchase the property after the first twenty five (25) years for the fixed price of five million (\$5,000,000.00) dollars.
5. The Town has a right of first refusal to purchase the property at any time during the term of the lease.

Larry Shaffer said, "I am delighted to propose this exciting effort designed to create significant tax base for Amherst."

Questions about this press release may be answered by:

Laurence Shaffer, Town Manager, Town of Amherst
Phone – 413.658.7089
E-Mail – shafferl@amherstma.gov